Plot S1 and S1c location

View from Principal Place
As shown previously

View looking North on Norton Folgate Street
Consented scheme (by others)

View looking South on Shoreditch High Street
Consented scheme (by others)

Plot S1 - existing site
Plot location and consented planning scheme

Blossom Street warehouses elevation
As shown previously

View West on Fleur De Lis Street
As shown previously

Consultation Feedback

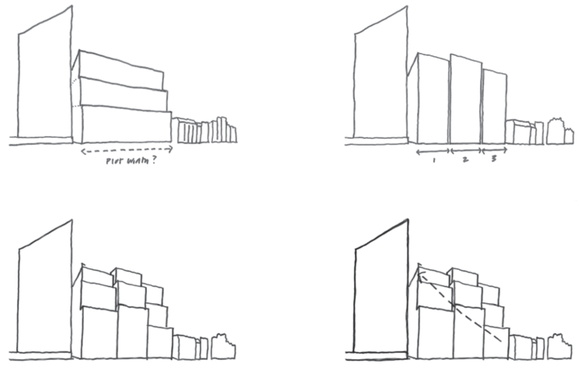
The response to the proposal was focussed on the facade treatment to Shoreditch High Street and the retention of the Blossom Street warehouses.

Following the consultation the facade strategy was revisited to reduce the monolithic facade. A vertical variegated facade takes its place creating terraces to all office levels and creating an asymmetrical composition to enhance the vertical progression towards the triangle building at plot S1c. This order evokes the existing Art Deco Nicholls & Clarke building on the site and the central bay retains a civic quality in relation to the proposed square at Principal Place (by others).

On the East side of the site a more faithful retention and adaptation of the Blossom Street warehouses is now proposed. A clear delineation between the new building and the old. The additional floor previously proposed at roof level has been pushed back in line with the new building and new clerestory glazing provides daylight to the top floor of the refurbished warehouses.

The triangular plot S1c to the North of the site has also been revisited to create a clear separation between the retained and refurbished 1897 warehouse and the new building proposed.
This separation is created by the vertical expression of the core separating the retained warehouse from the new building.

Shown last time
Material from exhibition 1 - May 2014



Design development sketches

Proposed ground floor plan

The Proposal
Design development and proposed plan

Principal Place
Proposed view from the square at Principal Place

Shoreditch High Street
Proposed view looking East on Shoreditch High Street

Proposed view South on Shoreditch High Street

Reuse and repair of existing brickwork

Complimentary new brickwork

White terracotta baguettes

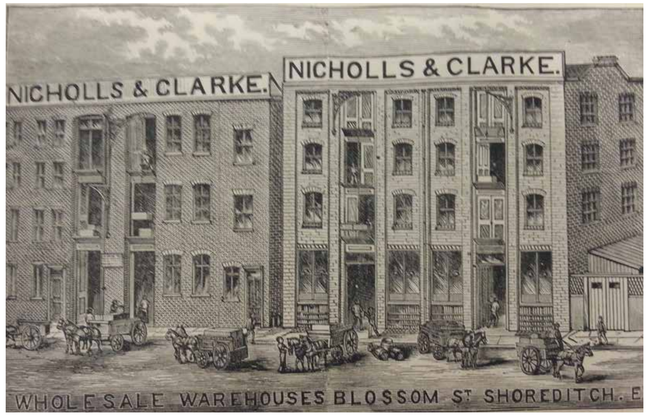
Reconstituted stone

Materials

Deep reals and decorative infill panels
New York precedent

Tooley Street, London - AHMM

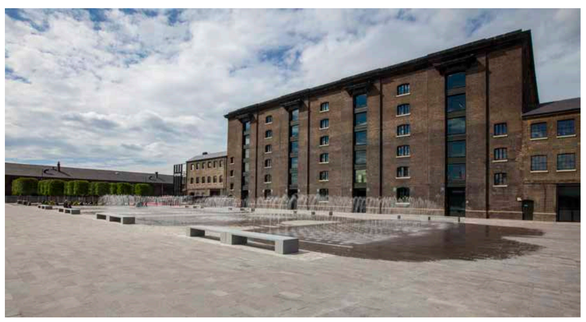
Blossom Street Warehouses
Proposed elevation view looking West on Blossom Street



1897 plate and glass warehouses - Blossom Street

Early image of the former Nicholls & Clarke warehouse

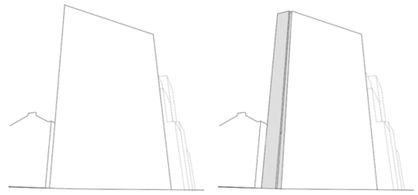
Survey elevation of the Nicholls and Clarke Warehouse 2014



Central Saint Martins, Kings Cross, Stanton Williams

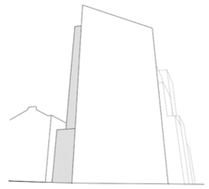
Shoreditch High Street
Proposed view looking East towards Plot S1 and S1c

View looking East from Principal Place
As shown previously

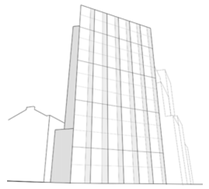


1. As last shown

2. Core expressed seprately

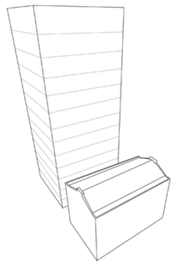


3. Core reduced in size

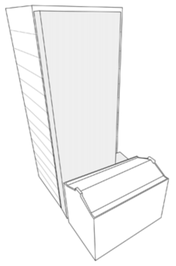


4. Elevation treatment

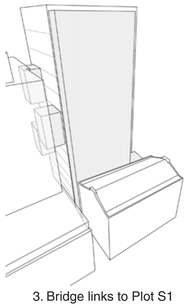
Design development sketches



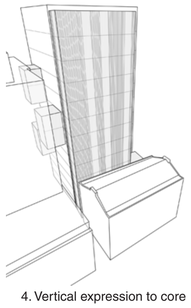
1. New building next to warehouse



2. Core introduced between

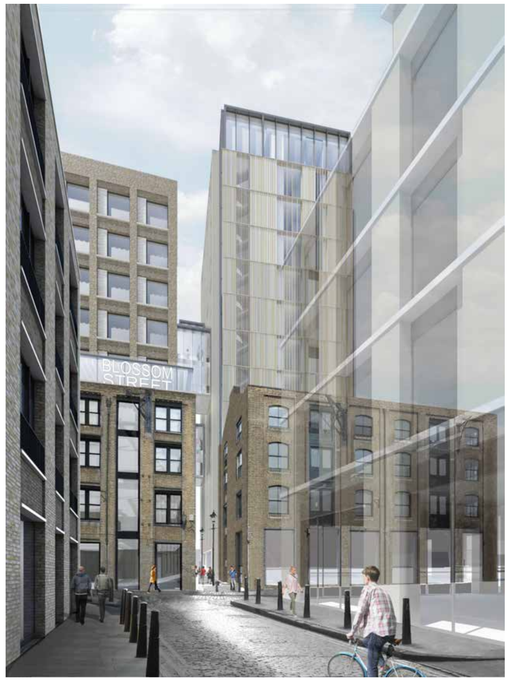


3. Bridge links to Plot S1



4. Vertical expression to core

Design development sketches



View West on Fleur De Lis Street